

**COLUMBUS BOARD OF ZONING APPEALS
123 WASHINGTON STREET
COLUMBUS, INDIANA**

The Columbus Board of Zoning Appeals met at 6:30 p.m., April 17, 2006 in the Council Chambers, Second Floor of City Hall, 123 Washington Street, Columbus, Indiana for its monthly meeting.

Members: **Patricia Zeigler, Chairperson, Karen Dugan, Secretary, Lou Marr, Mary Ferdon and Dave Bonnell.**

Staff Present: **Laura Thayer, Assistant Planning Director, Marcus Hurley, Associate Planner, Alan Whitted, Deputy City Attorney, Planning Department; Stephanie Carr and Brian Thompson, Code Enforcement.**

Patricia Zeigler, Chairperson, opened the meeting with a brief explanation about the Board and its responsibilities.

Proof of advertising for all cases was confirmed. The petitions and staff comments are a permanent record at the Planning Department.

Alan Whitted, Deputy City Attorney, administered the oath to all in attendance that would be speaking.

PUBLIC HEARING

DOCKET C/DS-06-2: WILLIAM AIMERS

William Aimers is requesting to provide less parking than is required for a general office use in the B-2 (Community Business) district. The property is located at 4365 Washington Street in the City of Columbus.

Mr. Hurley read the background along with the findings of fact into the record.

The Board had several questions for Mr. Hurley in regards to the parking.

Mr. Aimers stated his name and presented his case for the record.

Dr. Aimers passed out pictures of the parking and answered questions from the Board.

Ms. Marr asked if the storage was private or rental storage.

COLUMBUS BOARD OF ZONING APPEALS

April 17, 2006 MINUTES

Page 2

Dr. Aimers said it was rented to an electrician.

Ms. Thayer stated that renting the storage area was not permitted in a B-2 district. She stated it would be, if associated with one of the businesses in the building.

She said to rent out storage at this site the zoning would need to be B-5.

Dr. Aimers said that he was told that he could only remodel one side of the building and that he would need to get a variance for the one additional parking space he needed to remodel the other half of the building.

Mr. Thompson stated that the remodeling permit was for one half of the building.

The meeting was open to the public.

There was no public comment.

Ms. Zeigler read a letter from Rory Glick of Barkes, Weaver and Glick Funeral Home. The letter stated that the only concerns they had were complaints with their south parking lot entrance. People were having a hard time seeing past the realty sign and the trucks parked on Washington Street.

The meeting was closed to the public.

Lou Marr made a motion to continue C/DS-02 and it was seconded by Karen Dugan. The motion was unanimously approved.

PUBLIC HEARING

DOCKET NO. C/DS-06-03 Ronnie and Debra Forrest

Ronnie and Debra Forrest are requesting to allow (1) an accessory structure to encroach into the required building setback distance, and (2) an accessory structure to be located closer to the front property line than a primary structure in the AG (Agricultural) district. The property is located at 6950 West County Road 450 South, in Ohio Township.

Ronnie Forrest stated his name and address for the record.

Mr. Hurley read the background along with the findings of fact into the record.

Mr. Forrest stated his case.

He said that he could move the building 13 feet back if he needed to.

Ms. Zeigler asked Mr. Forrest if the business was operating currently.

COLUMBUS BOARD OF ZONING APPEALS

April 17, 2006 MINUTES

Page 3

He said that they had a fire on Christmas Day and it has not been open since then.

Ms. Zeigler asked why Ms. Forrest had not come back before the Board to re-apply for the conditional use permit to operate the business. He stated he did not know. He said he thought that they would receive a letter from the Planning Department telling them when they needed to come back.

There was a discussion among the staff and Mr. Forrest about the setbacks of the building.

Mr. Hurley said that if he moved the building 15 feet back that he would still need a variance and action from the staff to be located in front of the house.

The meeting was open to the public.

Ms. Zeigler read a letter from the County Highway Department.

The letter stated that after a review of the site the existing drive appeared to be adequate.

There was no public comment.

Mary Ferdon made a motion to approve the request to allow the accessory structure to be in front of the primary structure. Karen Dugan seconded the motion, which carried unanimously.

Mary Ferdon made a motion to accept the petition's request to withdraw the request to encroach in the setback. Lou Marr seconded the motion. The motion carried unanimously.

PUBLIC HEARING

DOCKET C/UV-06-01 HOMESTEAD 1865

Susan Reid, on behalf of Wayne and Susan Reid and Shirley Burbrink, is requesting a use variance to operate a conference center in an AG (Agriculture) district. The property is located at 6340 East County Road 150 South, in Columbus Township.

Mr. Hurley read the background along with the findings of fact into the record.

He stated that this petition is a review of a use variance request that was approved on April 26, 2005 by the Columbus Board of Zoning Appeals.

Susan Reid stated her name and address for the record.

She said that she had done everything that the staff had requested.

COLUMBUS BOARD OF ZONING APPEALS

April 17, 2006 MINUTES

Page 4

Ms. Reid also stated that there had been several families that had rented the property for retreats, Thanksgiving, Easter, Christmas, and the building has been working out very well.

The meeting was opened to the public.

There was no public comment.

Lou Marr made a motion to approve C/CV-06-01 accepting the findings of fact of staff for criteria 1, 2 and 5, and accept the findings of fact that the petition has written for 3 and 4. Dave Bonnell seconded the motion and it carried unanimously.

FINDINGS OF FACT

The following findings of fact were presented to the Board for consideration.

C/DS-05-21: William Regan – Karen Dugan made a motion to accept the findings and it was seconded by Lou Marr. The motion carried unanimously.

C/UV-05-04: Roadmaster Driving School-Dave Bonnell made a motion to accept the findings, seconded by Karen Dugan. The motion carried unanimously.

APPROVAL OF MINUTES

Upon the motion made by Karen Dugan and seconded by Dave Bonnell, the minutes of the meeting of January 24, 2006 were approved unanimously.

There being no further business the meeting was adjourned.

Patricia Zeigler, Chairman

Karen Dugan, Secretary